

ASSEMBLY, No. 2980

STATE OF NEW JERSEY

219th LEGISLATURE

INTRODUCED FEBRUARY 20, 2020

Sponsored by:
Assemblyman JAY WEBBER
District 26 (Essex, Morris and Passaic)

SYNOPSIS

Restricts sale and use of remaining State-owned portion of Greystone Park Psychiatric Hospital property in Morris County.

CURRENT VERSION OF TEXT

As introduced.



1 AN ACT concerning the Greystone Park Psychiatric Hospital
2 property in Morris County, and amending P.L.2001, c.345.

3
4 **BE IT ENACTED** *by the Senate and General Assembly of the State*
5 *of New Jersey:*

6
7 1. Section 1 of P.L.2001, c.345 is amended to read as follows:

8 1. a. (1) The portions, located as described in paragraph (2) of
9 this subsection, of the 671 + acres of real property, including the
10 improvements thereon, owned by the State, known as the Greystone
11 Park Psychiatric Hospital, are hereby declared to be surplus to the
12 needs of the hospital and the State and are deemed appropriate and
13 usable for preservation, recreation, or conservation purposes, as
14 well as for the provision of services to the public by local
15 governmental or private not-for-profit entities. The Attorney
16 General is hereby authorized to sell and convey all of the State's
17 interest in those portions of real property, and improvements
18 thereon, owned by the State to the County of Morris, in accordance
19 with the provisions and schedule set forth in this section. During
20 the period ending six months after the effective date of this act, the
21 county shall be permitted, before entering into any agreement for
22 the sale and conveyance of such property interest, to enter upon the
23 real property for the purpose of examining and evaluating the
24 condition thereof, and the State shall provide the county at its
25 request with any information or other assistance reasonably
26 necessary for the conduct of that examination and evaluation. The
27 sale and conveyance of this property is declared to be in the best
28 interests of the State.

29 (2) The portions of real property and improvements thereon to
30 be sold and conveyed pursuant to paragraph (1) of this subsection
31 shall be those designated on the map thereof prepared by the Office
32 of the County Engineer of the County of Morris and generally
33 meeting the following descriptions:

34 (a) A portion located in the southeast area of the Greystone Park
35 Psychiatric Hospital property between Old Dover Road and Central
36 Avenue and between Central Avenue and West Hanover Avenue,
37 but not including these roads, and bounded, at one end, by as
38 straight a line as is geographically possible, from West Hanover
39 Avenue to Old Dover Road perpendicular to the terminus of Central
40 Avenue in front of the building known as the Main Building, but
41 not including the buildings known as North Cottage and South
42 Cottage, and bounded, at the other end, by another line as straight
43 as is geographically possible approximately parallel to the previous
44 straight line from West Hanover Avenue to Old Dover Road
45 following the line of Collins Road, but not including Collins Road

EXPLANATION – Matter enclosed in bold-faced brackets **[thus]** in the above bill is
not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

1 or the improvements known as the Waste Water Treatment Facility,
2 including, but not limited to, on the west side of Central Avenue the
3 improvements known as the Nurses' Residences and Employees'
4 Residences and associated structures, and on the east side of Central
5 Avenue the improvements known as the Clinic Building,
6 Employees' Cafeteria Building, Curry Building, Central Avenue
7 Complex (medical services building) and the Executive and other
8 Residences and associated structures; and

9 (b) A portion located in the northeastern area of the Greystone
10 Park Psychiatric Hospital property, bounded by a line beginning
11 from the point at which Old Dover Road intersects the existing
12 southeasterly property line, and following the existing easterly
13 property line to the point at which it intersects the northerly portion
14 of Old Dover Road, then following westerly along Old Dover Road
15 to a point opposite the mid-point of Block 14, Lot 21, then
16 southerly in a straight line at an angle of approximately 120 degrees
17 for a distance of approximately 1,810 feet, then westerly at an angle
18 of approximately 67 degrees for a distance of approximately 770
19 feet, then southerly at an angle of approximately 90 degrees to Old
20 Dover Road, and then along the northerly edge of Old Dover Road
21 to the first point.

22 If the description of either portion of land, as set forth in the
23 foregoing provisions of this paragraph, varies from the designation
24 of that portion as it appears on the map, the Attorney General, in
25 consultation with the governing body of the County of Morris, is
26 authorized and directed, in preparing the instrument of conveyance,
27 to conform the instrument's description of that portion to the
28 designation indicated by the map.

29 b. (1) The deed conveying the property described in subsection
30 a. of this section from the State to the County of Morris shall
31 contain appropriate restrictions limiting the use of the property for
32 preservation, recreation, or conservation purposes, but also
33 permitting use for the purpose of providing services to the public by
34 local governmental or private not-for-profit entities simultaneously
35 with the use of the property for preservation, recreation, or
36 conservation purposes. Upon the conveyance, the County of Morris
37 shall agree to assume responsibility for the preservation,
38 management and maintenance of the property and to provide public
39 access thereto.

40 (2) (a) Prior to the execution of the sale and conveyance of the
41 property described in subsection a. of this section, the State shall
42 conduct a review and determination of any abatement of hazardous
43 materials or remediation of environmental conditions that would be
44 required on the property both if the land, buildings and structures
45 are to be restored to habitable use and if the buildings and structures
46 are to be demolished. A written report of this review and
47 determination shall be submitted to the County of Morris upon
48 completion. The review shall be completed within 90 days

1 following the effective date of this act.

2 (b) If the report contains a determination that abatement or
3 remediation is needed, the State and the County of Morris shall
4 enter into a written agreement, prior to the execution of the sale and
5 conveyance, as to which entity shall be responsible for the
6 abatement or remediation, and the schedule for the abatement and
7 remediation to be undertaken and completed by the State, if any,
8 before the sale and conveyance or after.

9 (c) The property shall be conveyed to the County of Morris in
10 an "as is" condition with no responsibility assumed or expenditure
11 made by the State prior to, or as a condition of, the execution of the
12 sale or conveyance, unless otherwise provided in a written
13 agreement between the State and the County of Morris prior to the
14 execution of the sale and conveyance, for any repair, reconstruction
15 or renovation of the land, buildings or structures made necessary
16 due to ordinary or extraordinary use, wear and tear, neglect,
17 deterioration due to exposure to the elements, vandalism, or age, or
18 for any infrastructure, habitability, life safety or building code
19 upgrade or improvement to, nor any demolition on, the property.
20 The State may assume responsibility for and make expenditure for
21 such repair, reconstruction, renovation, upgrade or improvement if
22 such is an integral part of any abatement or remediation to be
23 undertaken and completed by the State in accordance with a written
24 agreement entered into pursuant to subparagraph (b) of this
25 paragraph.

26 c. The Attorney General shall be responsible for ensuring
27 implementation **[with]** of this act and for the expeditious execution
28 of the sale and conveyance of the property described in subsection
29 a. of this section in accordance with the schedule set forth in
30 subsection e. of this section. The necessary documents required for
31 the execution of the sale and conveyance, including any written
32 agreements provided for in this section, shall be prepared by the
33 Attorney General.

34 d. (1) The conveyance of the property described in subsection
35 a. of this section shall be made free of all liens and other claims by
36 third parties which adversely affect good and marketable title.

37 (2) The consideration to be paid to the State by the County of
38 Morris for the sale and conveyance shall be the sum of one dollar,
39 which shall be deposited into the State General Fund.

40 (3) The execution of the sale and conveyance shall include such
41 easements, at no cost, for both the State across and unto the
42 property being sold and conveyed and the County of Morris across
43 and unto property owned by the State and adjacent to the property
44 being sold and conveyed, as may be necessary for effective and
45 practical use by both the State and county for their respective
46 purposes.

47 e. (1) Within 90 days following the effective date of this act,
48 the Attorney General shall obtain a survey and inventory of the

1 property described in subsection a. of this section necessary for the
2 proper conveyance.

3 (2) If the property to be sold and conveyed is being used for the
4 purposes of the hospital or State government on the effective date
5 of this act, the execution of the sale and conveyance of that section
6 in use may be delayed, but in no event longer than one year
7 following the effective date of this act. If delay in the execution is
8 necessary, the property shall be divided, into several sections but no
9 more than three sections if necessary to ensure the efficacy of the
10 conveyance, so that the section that is being used for hospital or
11 State purposes is segregated from the whole for sale and
12 conveyance at a later date.

13 (3) The County of Morris and the Attorney General may enter
14 into a written agreement to extend, in whole or in part, the schedule
15 provided for in this section for the sale and conveyance. If no such
16 agreement is entered into prior to the 180th day following the
17 effective date of this act, the schedule set forth in this section shall
18 be implemented.

19 f. (1) Notwithstanding the provisions of P.L.1999, c.188
20 specifically or any other law, rule, or regulation to the contrary, the
21 sale and conveyance described in subsection a. of this [act] section
22 shall not require the approval of the Department of the Treasury,
23 Department of Human Services or the State House Commission, nor
24 shall the sale and conveyance require any further approval of the
25 Legislature.

26 (2) With respect to the Greystone Park Psychiatric Hospital
27 property not conveyed under the provisions of subsection a. of this
28 [act] section, no portion of that property shall be used for any
29 purpose other than (a) recreation and conservation, historic
30 preservation, or farmland preservation, or (b) the administration of
31 programs and the provision of services by the Department of
32 Human Services. Furthermore, no portion of that property shall be
33 developed, used, sold, or conveyed for residential or commercial
34 purposes, including development, use, sale, or conveyance for such
35 purposes that would be concurrent with any other use or purpose
36 permitted by this paragraph.

37 If all or any portion of the Greystone Park Psychiatric Hospital
38 property not conveyed under the provisions of subsection a. of this
39 section is declared to be surplus to the needs of the State, the
40 surplus property shall not be sold or otherwise conveyed to any
41 person or entity other than the County of Morris, and the property
42 shall be used only for the purposes of recreation and conservation,
43 historic preservation, farmland preservation, or the provision of
44 services to the public by local governmental or private not-for-
45 profit entities simultaneously with the use of the property for
46 recreation and conservation, historic preservation, or farmland
47 preservation purposes. Any such sale and conveyance shall be
48 conducted in the same manner, with the same conditions, and for

1 the same price as the property sold and conveyed pursuant to
2 subsection a. of this section. Notwithstanding the provisions of any
3 other law, rule, or regulation to the contrary, any sale or conveyance
4 described in this paragraph shall not require the approval of the
5 State House Commission or any further approval of the Legislature.

6 (cf: P.L.2001, c.345, s.1)

7
8 2. This act shall take effect immediately.

9
10
11 STATEMENT

12
13 P.L.2001, c.345 authorized the Attorney General, on behalf of the
14 State, to sell and convey to Morris County approximately 671 acres of
15 the Greystone Park Psychiatric Hospital property located in Morris
16 County. This portion of the hospital property was declared by that law
17 to be surplus to the needs of the State. The law further provided that
18 the remaining portion of the hospital property retained in State
19 ownership could be used by the State only for recreation and
20 conservation, historic preservation, or farmland preservation
21 purposes, or for the administration of programs and the provision of
22 services by the Department of Human Services.

23 This bill provides that if all or any portion of that remaining
24 State-owned portion of the Greystone property is declared to be
25 surplus to the needs of the State, the surplus property cannot be sold
26 or otherwise conveyed to any person or entity other than Morris
27 County. The bill further provides that Morris County can use the
28 property only for the purposes of recreation and conservation,
29 historic preservation, farmland preservation, or the provision of
30 services to the public by local governmental or private not-for-
31 profit entities simultaneously with the use of the property for
32 recreation and conservation, historic preservation, or farmland
33 preservation. The sale or conveyance would be conducted in the
34 same manner, with the same conditions, and for the same price as
35 the portion of the Greystone property sold and conveyed to Morris
36 County pursuant to P.L.2001, c.345.

37 The bill also clarifies current law by expressly prohibiting the
38 development, use, sale, or conveyance of all or any portion of the
39 remaining State-owned portion of the Greystone property for
40 residential or commercial purposes, including development, use,
41 sale, or conveyance for such purposes that would be concurrent
42 with the preservation of the property for recreation and
43 conservation, farmland preservation, or historic preservation uses.